

**DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT  
FUND 145, HOME INVESTMENT PARTNERSHIP GRANT**

**Housing  
Development**

***Agency Position Summary***

1 Regular Position / 1.0 Regular Staff Year

***Position Detail Information***

**HOUSING DEVELOPMENT**

1 Housing Community Developer IV  
1 Position  
1.0 Staff Year

# FUND 145

## HOME INVESTMENT PARTNERSHIP GRANT

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### Agency Mission

The goal of the HOME Program is to provide affordable housing through acquisition, rehabilitation, new construction, and tenant-based rental assistance.

Agency Summary					
Category <sup>1</sup>	FY 2001 Actual	FY 2002 Adopted Budget Plan	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	1/ 1	1/ 1	1/ 1	1/ 1	1/ 1
Expenditures:					
New Construction <sup>2</sup>	\$819,669	\$1,344,383	\$3,914,990	\$1,333,370	\$1,333,370
Tenant Based Rental Assistance	209,655	216,367	244,896	225,130	225,130
Community Housing Development Project Specific					
Loans	114,006	312,150	820,689	311,700	311,700
Administration	163,873	208,100	447,194	207,800	207,800
<b>Total Expenditures</b>	<b>\$1,307,203</b>	<b>\$2,081,000</b>	<b>\$5,427,769</b>	<b>\$2,078,000</b>	<b>\$2,078,000</b>

<sup>1</sup> Categories as required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.

<sup>2</sup> Funding will be moved to specific projects when approved by the Board of Supervisors. Projects may include rehabilitation and acquisition, as well as construction.

### **Board of Supervisors' Adjustments**

***The following funding adjustments reflect all changes to the FY 2003 Advertised Budget Plan, as approved by the Board of Supervisors on April 29, 2002:***

- ◆ During their deliberations on the FY 2003 Advertised Budget Plan, the Board of Supervisors approved HOME Investment Partnership Grant (HOME) funding in the amount of \$2,078,000, including a 15 percent set-aside of \$311,700, mandated under HOME regulations, from the County's total HOME allocation for eligible Community Housing Development Organizations (CHDOs), a 10 percent set-aside of \$207,800 for administrative expenses as permitted under HOME regulations (including \$25,000 for the Fair Housing Program), a planning factor of \$225,130 for Tenant-Based Rental Assistance, and an amount of \$1,333,370 for affordable housing projects.
- ◆ On April 22, 2002 the Board of Supervisors approved a reallocation of \$200,000 from the FY 2003 undesignated funds in Project 013974, Home Development Costs, to Project 014144, Transitional Emergency Housing, for a study to determine preliminary costs associated with the development of a facility that provides stable housing for families moving from emergency to permanent housing.

***The following funding adjustments reflect all approved changes to the FY 2002 Revised Budget Plan from January 1, 2002 through April 22, 2002. Included are all adjustments made as part of the FY 2002 Third Quarter Review:***

- ◆ At the *FY 2002 Third Quarter Review* FY 2002 expenditures were increased \$1,000 due to an adjustment for the receipt of revenue for a HOME Program Year 5 award.

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### ***County Executive Proposed FY 2003 Advertised Budget Plan***

#### **Purpose**

In FY 2003, funding of \$2,078,000 represents an estimate for Program Year 11. The actual FY 2003 grant will be determined by final congressional appropriation for the program. FY 2003 funding will provide for the Tenant Based Rental Assistance program and various other new and ongoing projects. Details for specific projects in Program Year 11 (FY 2003) will be approved by the Board of Supervisors (BOS) and submitted to HUD as part of the Consolidated Plan Action Plan: Use of Funds for FY 2003 during April of 2002. After HUD and BOS approval, necessary project adjustments will be made to this fund.

The HOME Investment Partnership Program (HOME) was established as part of the Cranston-Gonzalez National Affordable Housing Act of 1990. HOME funds are allocated on an annual basis to eligible participating jurisdictions based on a formula allocation system. The HOME Program requires a 25 percent local match from the participating jurisdiction. The local match can come from any Housing and Community Development project, regardless of funding source, that is HOME eligible. Any expenditure beginning in October 1992 in qualifying projects can be considered as part of the required matching funds. In FY 2003, the County will have adequate matching funds from all eligible projects to satisfy the requirement. Therefore, no additional local funds will need to be allocated to meet this requirement.

#### **FY 2003 Initiatives**

- ◆ Develop affordable housing through acquisition, construction, reconstruction, or moderate rehabilitation. FY 2003 HOME funding projections include a planning factor in the amount of \$1,333,370 for affordable housing projects to be approved by the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Board of Supervisors.
- ◆ Provide affordable rental housing through tenant-based rental assistance. FY 2003 HOME funding projections include a planning factor in the amount of \$225,130 for Tenant-Based Rental Assistance.
- ◆ Support Community Housing Development Organizations (CHDOs) and Fairfax County Redevelopment and Housing Authority (FCRHA) organizational capacity. FY 2003 HOME funding projections include a 15 percent set-aside of \$311,700, mandated under HOME regulations from the County's total HOME allocation for eligible CHDOs, and a 10 percent set-aside of \$207,800 for administrative expenses as permitted under HOME regulations.

#### **Funding Adjustments**

*The following funding adjustments reflect all approved changes to the FY2002 Revised Budget Plan since the passage of the FY2002 Adopted Budget Plan. Included are all adjustments made as part of the FY 2001 Carryover Review and all other approved changes through December 31, 2001:*

- ◆ As part of the *FY 2001 Carryover Review*, the Board of Supervisors approved an increase of \$3,345,769 due to the carryover of unexpended project balances of \$3,273,794 and the allocation of \$71,975 for program income.

A Fund Statement, a Summary of Capital Projects, and Project Detail Table for the capital project funded in FY 2003 are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project). The Project Detail Table includes project location, description, source of funding, and completion schedules.

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### FUND STATEMENT

Fund Type H14, Special Revenue Funds

Fund 145, HOME Investment  
Partnership Grant

	FY 2001 Actual	FY 2002 Adopted Budget Plan	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$87,489</b>	<b>\$0</b>	<b>\$109,273</b>	<b>\$0</b>	<b>\$0</b>
Revenue:					
HOME Grant Funds	\$1,257,012	\$2,081,000	\$4,873,938	\$2,078,000	\$2,078,000
HOME Program Income	71,975	0	444,558	0	0
Total Revenue	\$1,328,987	\$2,081,000	\$5,318,496	\$2,078,000	\$2,078,000
<b>Total Available</b>	<b>\$1,416,476</b>	<b>\$2,081,000</b>	<b>\$5,427,769</b>	<b>\$2,078,000</b>	<b>\$2,078,000</b>
Expenditures:					
HOME Projects	\$1,307,203	\$2,081,000	\$5,427,769	\$2,078,000	\$2,078,000
Total Expenditures <sup>1</sup>	\$1,307,203	\$2,081,000	\$5,427,769	\$2,078,000	\$2,078,000
<b>Total Disbursements</b>	<b>\$1,307,203</b>	<b>\$2,081,000</b>	<b>\$5,427,769</b>	<b>\$2,078,000</b>	<b>\$2,078,000</b>
<b>Ending Balance</b>	<b>\$109,273</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> FY 2003 HOME funding projections include a 15 percent set-aside of \$311,700, mandated under HOME regulations, from the County's total HOME allocation for eligible Community Housing Development Organizations (CHDOs), a 10 percent set-aside of \$207,800 for administrative expenses as permitted under HOME regulations (including \$25,000 for the Fair Housing Program), a planning factor of \$225,130 for Tenant-Based Rental Assistance, and an amount of \$1,333,370 for affordable housing projects to be approved by the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Board of Supervisors.

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### FY 2003 Summary of Capital Projects

**Fund: 145 HOME Investment Partnerships Grant**

Project #	Description	Total Project Estimate	FY 2001 Actual Expenditures	FY 2002 Revised Budget	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan
013808	Herndon Harbor House Phase I	\$553,853	\$0.00	\$0.00	\$0	\$0
013854	Founders Ridge/Kingstowne NV	42,321	27,321.00	15,000.00	0	0
013883	Old Mill Road	59,500	0.00	0.00	0	0
013901	Tavenner Lane	739,336	0.00	4,736.50	0	0
013912	Stevenson Street	570,000	0.00	0.00	0	0
013933	Reston Interfaith Townhouses		114,006.00	0.00	0	0
013954	CHDO Undesignated		0.00	592,651.00	311,700	311,700
013969	Castellani Meadows	1,039,961	(39.05)	0.00	0	0
013971	Tenant-Based Rental Assistance		209,655.00	244,896.00	225,130	225,130
013974	HOME Development Costs		0.00	2,515,568.69	1,333,370	1,133,370
013975	HOME Administration		163,873.33	419,994.03	207,800	207,800
013992	Christian Relief Services		2,800.00	0.00	0	0
014001	Belvoir Plaza		22,076.05	0.00	0	0
014034	Fair Housing Program		0.00	25,000.00	0	0
014040	Herndon Harbour Phase II	2,793,572	281,033.55	474,966.92	0	0
014052	Senior Rental Assistance		10,889.30	65,902.12	0	0
014056	Gum Springs Glen	2,354,242	475,587.77	841,016.00	0	0
014106	Village At Gum Springs					
	Acquisition	228,038	0.00	228,038.00	0	0
014144	Transitional Emergency Shelter		0.00	0.00	0	200,000
<b>Total</b>		<b>\$8,380,823</b>	<b>\$1,307,202.95</b>	<b>\$5,427,769.26</b>	<b>\$2,078,000</b>	<b>\$2,078,000</b>

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<b>013974</b>	<b>HOME Development Costs</b>
Countywide	Countywide
FY 2003 funding in the amount of \$1,333,370 will be allocated to specific projects as recommended by the Board of Supervisors. Allocation to specific projects is anticipated in the Spring of 2002.	

	Total Project Estimate	Prior Expenditures	FY 2001 Expenditures	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	2,514,569	1,333,370	1,133,370	0
Construction		0	0	1,000	0	0	0
Other		0	0	0	0	0	0
Total	Continuing	\$0	\$0	\$2,515,569	<b>\$1,333,370</b>	<b>\$1,133,370</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$1,133,370	\$1,133,370

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<b>014144</b>	<b>Transitional Emergency Housing</b>
<p>FY 2003 funding in the amount of \$200,000 will be provided for a study to determine any preliminary costs associated with the development of a facility that provides stable housing for families moving from emergency to permanent housing. However, federal restrictions on HOME funds limit the spending to facilities that are transitional in nature. Therefore, if a viable solution does not include a transitional component, HOME funds will need to be repaid. Staff will return to the Board with the results of the study, as well as alternatives for funding sources for project construction.</p> <p>Staff will review options for the long-term financing of this facility. Financing options similar to those used in other FCRHA partnered projects, such as community centers and elderly housing facilities may be possible. This information will be provided to the Board of Supervisors for consideration along with project details.</p>	

	Total Project Estimate	Prior Expenditures	FY 2001 Expenditures	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0	0
Construction		0	0	0	0	0	0
Other		0	0	0	0	200,000	0
<b>Total</b>	Continuing	\$0	\$0	\$0	<b>\$0</b>	<b>\$200,000</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$200,000	\$200,000